PD 55/88

THE REGIONAL MUNICIPALITY OF WATERLOO

COMMISSIONER OF PLANNING AND DEVELOPMENT

TO: Chairman Brian Turnbull and Members of the Planning and Development Committee

DATE: Tuesday March 1, 1988

SUBJECT: REPORT ON REGIONAL SUBDIVISION ACTIVITY

RECOMMENDATION:

That the Regional Municipality of Waterloo receive for information, Planning and Development Report PD 55/88, entitled "Report on Regional Subdivision Activity" - December 31, 1987.

SUMMARY:

This report analyzes the availability of land for development in registered, draft approved and pending plans of subdivision as of December 31, 1987. It compares the current supply with that of previous years and provides a summary of building permits issued.

In summary, the land supply for residential development in registered plans has increased despite the record number of building permits issued. The number of units available in draft approved plans of subdivision has declined from previous years because of the large number of plans and units registered in 1987. The number of units in pending plans of subdivision has nearly doubled in 1987 from 1986 through new submissions.

These results contrast with previous years where the stability of the numbers at each stage showed the progression of the development process. These aberrations are partially the result of Regional Council policies, the housing market and Regional and Municipal approvals.

REPORT:

Introduction:

This annual report is based on the Development Log which is updated three times annually, once at the end of April, August and December. Copies of the Development Log and the detailed computerized unit count for all registered, draft approved and pending plans of subdivision are available upon request from the Regional Planning and Development Department. Status of Plans Maps for each Area Municipality are also available.

The Development Log represents all available land for development in plans of subdivision being processed by the Regional Municipality of Waterloo.

Analysis and Conclusions

Registered Plans

In the Regional Municipality of Waterloo the vacant land supply in registered plans for all types of residential units as of December 31, 1987 was 16,134 (Figure 1). This represents an increase of 1,190 units from the December 31, 1986 total of 14,944. The December 31, 1985 total was 14,644. The trend over the last three years has been for moderate increases in the available supply despite the number of building permits being issued (Figure 4).

This increase in the total supply was aided with the registration of 59 plans of subdivision containing 4,097 residential units. Of those plans registered 4 were for non-residential uses such as commercial or industrial uses. As in previous years, the dominant residential type of unit being registered is for single family and semi-detached dwellings (3,259 units). The remaining 838 units were for townhouse and apartment units and this could be because of the number of condominium and specially funded projects being developed in the Region (Figure 2). In 1986, 41 plans were registered containing 3,242 residential units which compares with 34 plans containing 2,209 residential units in 1985.

All municipalities except the City of Kitchener (160 units) and the Township of Wellesley (19 units) showed an increase in the availability of residential units (Figure 3). No new residential plans were registered in Wellesley while 15 plans containing 1,085 residential units were registered in Kitchener. The increase in Waterloo of 501 residential units is due largely to the 20 plans registered containing 1,457 units. The 10 plans registered in Cambridge containing 931 residential units contributed to the increase of 411 units from the previous year's total. The Township of North Dumfries had the most registrations of the four Townships with 6 plans containing 153 single family units. The Township of Wilmot showed the largest increase because of the registration of one plan containing 300 units. In total four plans were registered in Wilmot Township.

Most registrations occurred during the first three months of the year because of the increase in the Regional Development Charge that occurred effective March 1, 1987. The number of plans registered was 40. The majority of registrations in 1986 occurred during the period of June to December (38 plans). For the second increase in the Regional Development Charge effective September 1, 1987, an additional 16 plans were registered. Three plans were registered in 1987 for non-residential purposes.

Draft Approved Plans

In the Regional Municipality of Waterloo, the total number of residential units in draft approved plans of subdivision as of December 31, 1987 was 5,560 (Figure 1). This represents a substantial decline of 3,640 units from the December 31, 1986 total of 9,200. The December 31, 1985 total was 9,740. The number of units within draft approved plans has been declining since the early 1980's and, in fact, the 1987 total represents a 50 percent reduction from the 1984 total. This reduction occurred because in that more units were registered and less units were draft approved in early 1987.

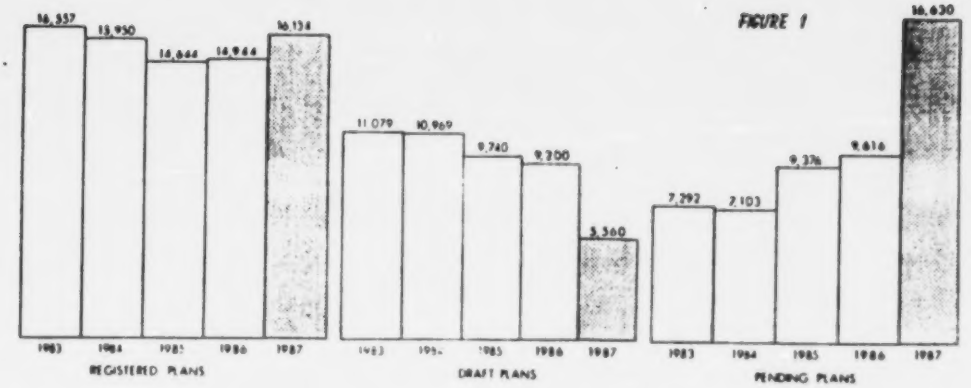
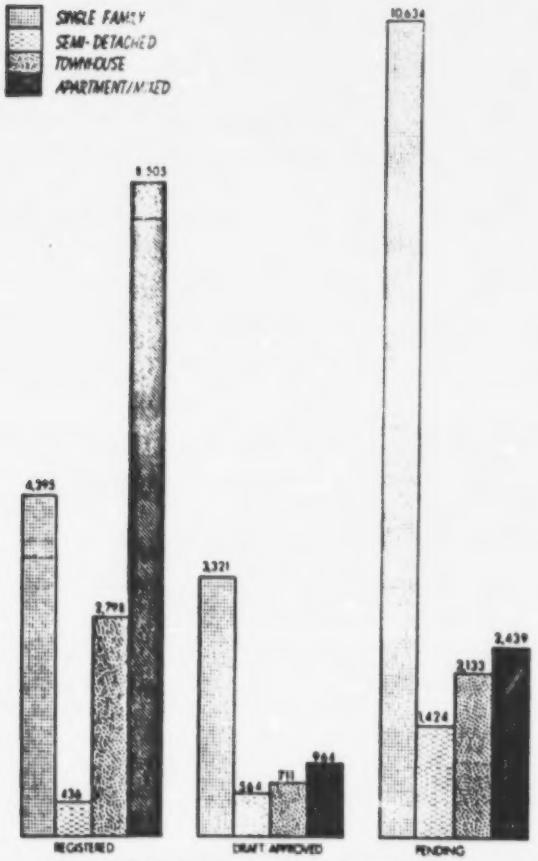


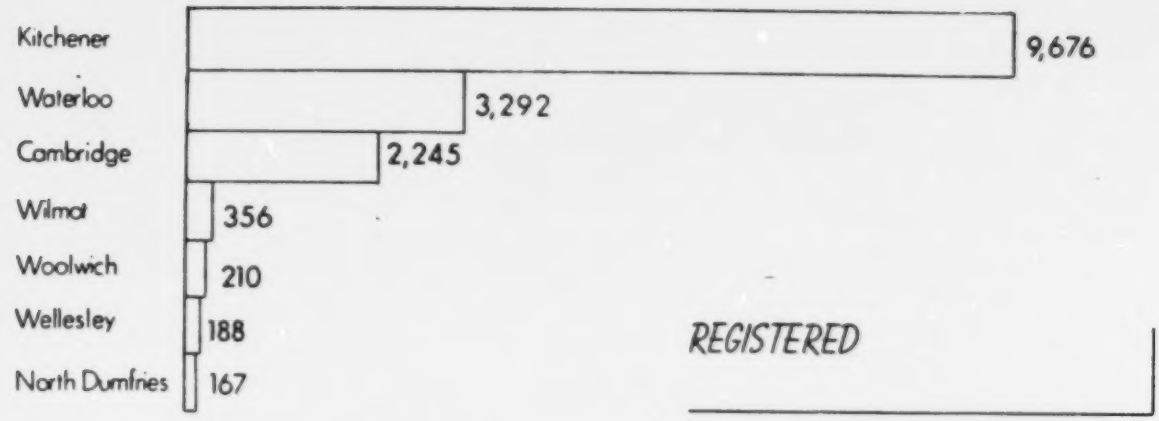
FIGURE 1

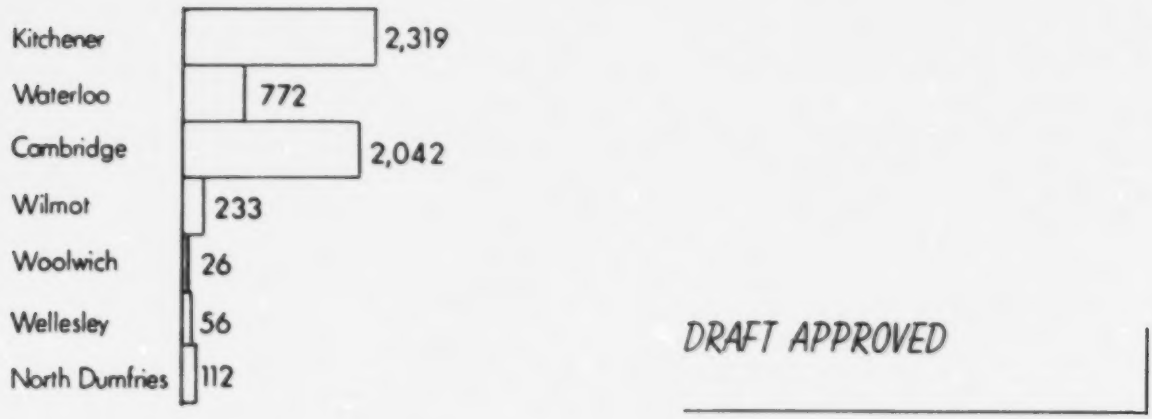
REGIONAL SUBDIVISION INVENTORY OF UNBUILT UNITS
REGIONAL TOTAL AS OF DECEMBER 31 FOR EACH STAGE OF DEVELOPMENT

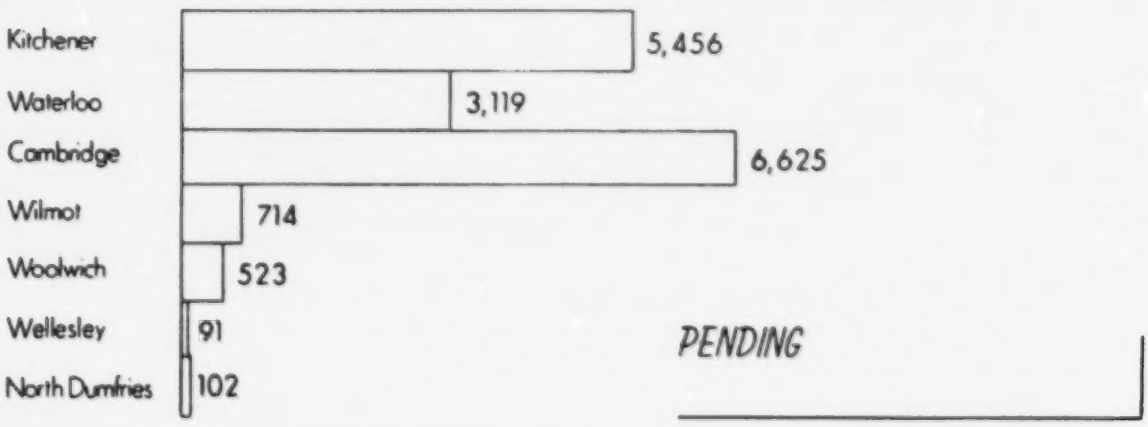


REGIONAL SUBDIVISION INVENTORY OF UNBUILT UNITS BY UNIT TYPE
AS OF DECEMBER 31, 1987

FIGURE 2







REGIONAL SUBDIVISION INVENTORY OF UNBUILT UNITS FOR EACH MUNICIPALITY BY STAGE OF DEVELOPMENT AS OF DECEMBER 31, 1987.

FIGURE 3

All municipalities showed a decline except the Township of Wellesley which showed a moderate gain (Figure 3). As indicated earlier, no residential plans were registered in 1987 in Wellesley Township and one was draft approved containing 30 units. Waterloo showed a decline of 1,072 residential units despite 5 new draft approved plans containing 625 units. In Kitchener, 6 plans were draft approved containing 335 units but the decline in available units was 1,134 units. Cambridge showed a decline of 1,032 residential units despite 3 new draft approved plans contained 606 units. Despite the new units draft approved, the major reason for the decline in available units is the number of plans and units registered. North Dumfries showed a decline of 149 units, Wilmot a decline of 185 units and Woolwich a decline of 94 units. As with the three cities, the major reason for the decline was the number of units and plans registered.

As in previous years, no requests for extensions of draft approval were refused by the Area Municipalities or the Region during the year. Any plan processed under the 1983 Planning Act does not require extension of draft approval as there is no provision for automatic lapsing. The majority of plans in the draft approval stage are plans being processed under the old Planning Act.

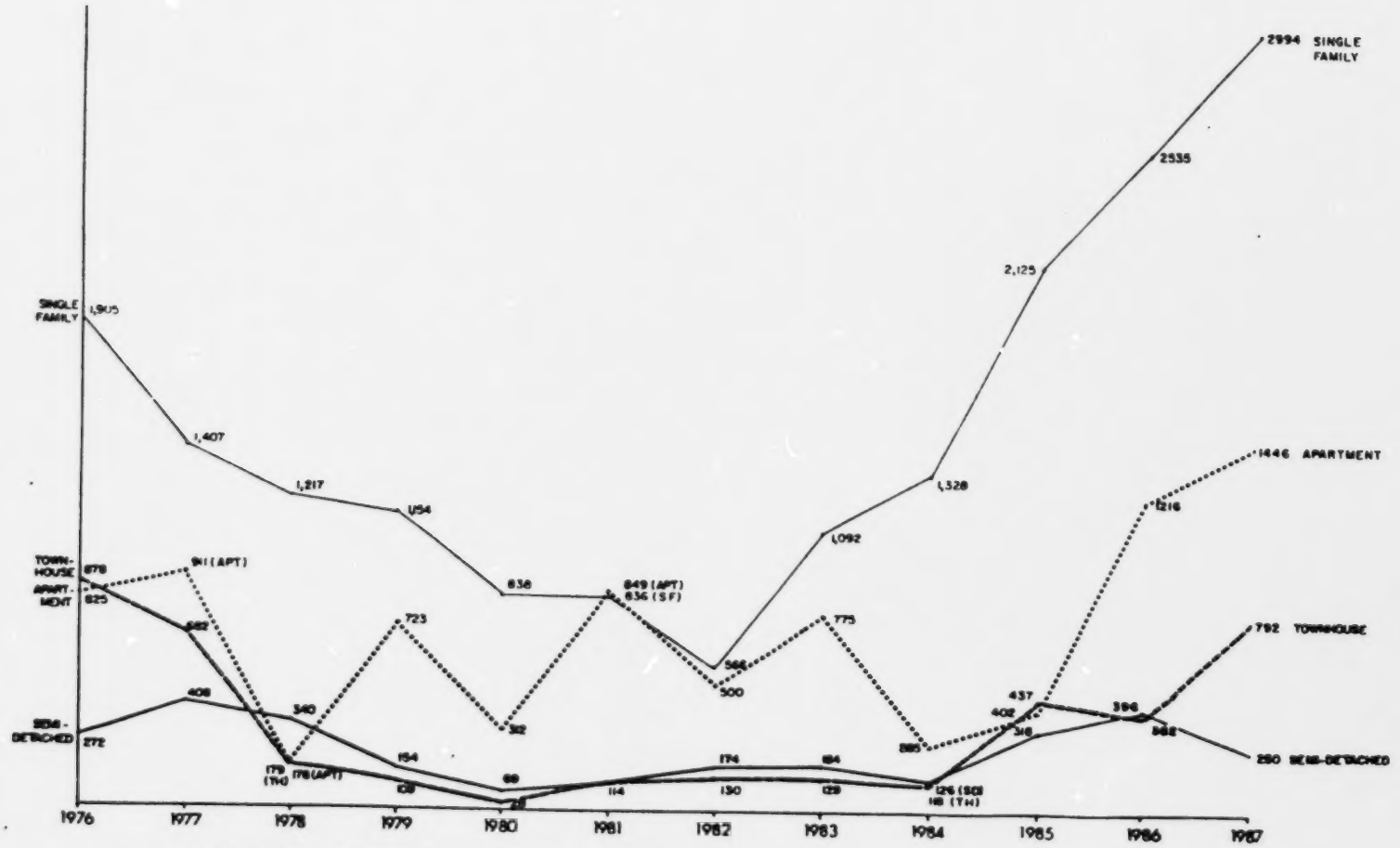
For the year 1987, 20 plans received draft approval containing 1,642 residential units. Two of those plans were for non-residential uses such as commercial or industrial. In 1986, 29 plans were draft approved containing 2,888 residential units; this compares with 15 plans containing 1,392 residential units in 1985. As in previous years, the predominant residential type is single family units and semi-detached dwellings (Figure 2). Almost two-thirds of the plans that received draft approval in 1987 were in the three cities. The majority of the approvals were after June 1, 1987 (17 of the draft approvals) and this would be consistent with the previous year where 23 of the 29 plans were draft approved after June 1st.

Pending Plans

In the Regional Municipality of Waterloo the total number of residential units in pending plans of subdivision as of December 31, 1987 was 16,630 (Figure 1). This represents an increase of 7,014 units from the December 31, 1986 total of 9,616. The December 31, 1985 total was 9,376. The trend over the past years has been an increase in the number of units in pending plans despite draft approvals. The increase from 1986 to 1987 is almost equal to the available supply recorded in 1984.

In 1987, 63 new plans were received of which 5 were for non-residential uses. The remaining plans contained 9,891 residential units. In 1986, 38 plans were received containing 4,719 residential units, two were for non-residential uses; 4,035 residential units in 27 plans were received in 1985. The number of new plans received was only exceeded in 1977, when 68 new plans were received by the Regional Municipality of Waterloo for processing.

FIGURE 4



TOTAL BUILDING PERMITS ISSUED BY HOUSING TYPE. REGION OF WATERLOO

Figure 2 shows that the predominant type of residential unit in new submitted plans is single family units and semi-detached dwellings, but the figure also shows that some townhouses and apartment units are being included. They may be included in response to market shifts of demand, such as condominiums; or these blocks allow flexibility and can be further subdivided at a lower density in the future. The latter was very common with earlier plans where the housing market helped dictate the need for choice of lot size. Many blocks in the older registered plans were the subject of downzoning and resubdivision to a lower density.

Figure 3 shows the number of units in plans for each municipality. All areas except the Township of Wellesley, which showed no change, increased the available supply of pending residential units. The most dramatic change occurred in the City of Cambridge which more than doubled from the 1986 total. The major reason for this increase was the approval of the Cambridge Official Plan for the east side of the municipality. An increase in industrial or commercial activity and market demand were also significant factors.

In 1987, in Cambridge, 15 new plans were received containing 4,261 residential units of which 1,336 are intended for multiple dwellings. The remainder are for single family units and semi-detached dwellings.

The City of Waterloo gained 1,949 residential units at the pending stage as a result of 20 new plans containing 3,691 residential units. Of those units 841 are intended for multiple dwellings. The City of Kitchener's available supply of residential units at the pending stage increased by 999 units as 11 new plans were received containing 1,029 units. The majority of units are intended for single family and semi-detached dwellings. The Township of Wilmot's supply increased by 368 units in 1987 because 6 plans were received containing 563 residential units. North Dumfries' supply increased by 85 units with 5 new plans containing 102 units and Woolwich had 5 new plans containing 215 units which increased their total from the previous year by 308 units.

Building Permits

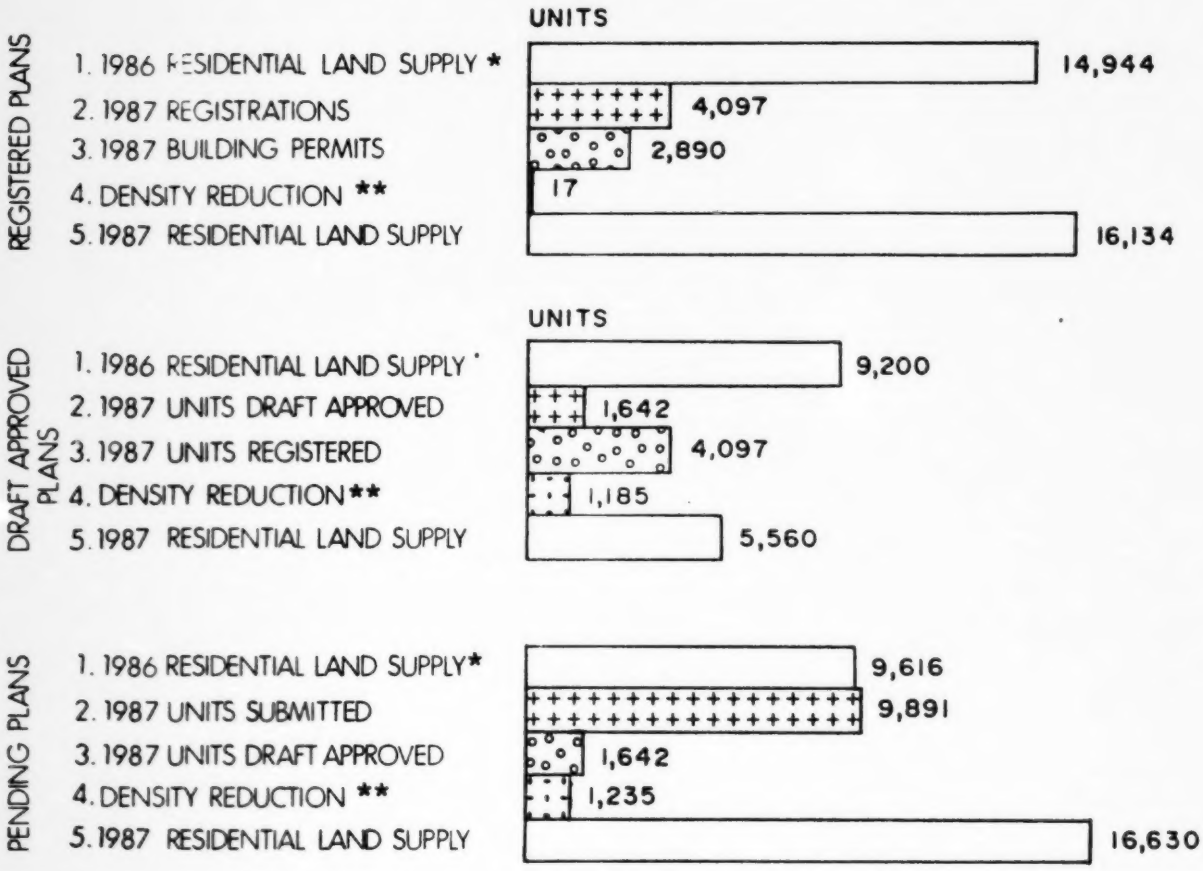
In the Regional Municipality of Waterloo for the year 1987, 5,482 building permits were issued (Figure 4). This represents an increase of 953 units from the 1986 total of 4,529. The 1985 total was 3,282. For the past three years the number of permits issued has steadily increased. The number of permits for single family dwellings in 1987 exceeded the previous 1986 high by 459 units. The majority of the multiple units were issued for special funding projects or condominium proposals. They often were for properties not included in the Development Log. The three cities have had a number of residential projects in or near their cores that would not show up in the Development Log.

Subdivision Monitoring

The report provides the figures as of December 31st of the given year. During that year many changes can occur as they relate to each application.

FIGURE 5

SUMMARY - RESIDENTIAL LAND SUPPLY* DECEMBER 1987



NOTE: (1+2)-(3+4)=5

* Residential Land Supply as measured by the number of potential units on lots and blocks as of December 31st in registered, draft approved and pending plans of subdivision.

** Density Reduction:

i) in Registered Plans, cause of resubdivisions or issuance of building permits at less than maximum density.

ii) in Draft Approved Plans, because of lapsing of draft approval, density reductions in plan revisions, reduction in number of units being registered from draft approval.

iii) in Pending Plans, because of file closures and density reductions in plan revisions.

Of the 63 plans received during 1987, 7 of them proceeded to the next stage of draft approval and none of these proceeded to registration. In 1986, of the 38 plans received, 11 of them proceeded to the next stage of draft approval, while of those, 3 were registered.

Submission and approval of plans, however, reacts to many factors including market or policy changes. This was very evident with the two increases in the Regional Development Charge that took effect in 1987. With the Regional Municipality of Waterloo requiring application fees for subdivisions in 1988, effective March 1st, it is expected that a large number of new plans of subdivisions will be received. With future increases in the Regional Development Charge, the demand for registration will not be as great because the Regional Development Charge policy changes set the amount of the charge on the date the building permit is issued rather than the date of registration, as in the past.

Highlights

The analysis of the residential land supply is summarized in Figure 5. The major factors affecting the land supply are building permits issued, density reductions, revisions to plans, file closures and new submissions and/or approvals. The factors that influence the market of developing residential lands (economy, land cost, supply, demand, mortgage rates, constraints, serviceability and government policy) thus influence the residential land supply.

For registered plans, with the registration of 4,097 new units in 1987, the number of building permits (2,890 units) and the reduction in density (17 units) resulted in a net gain of 1,190 units as of December 31, 1987.

For draft approved plans, with the draft approval of 1,642 units in 1987, there was a net loss of land supply for units as of December 31, 1987 because of the large number of units registered (4,097 units) and density reductions (1,185 units) through revised plans, file closures and rezoning applications.

The pending plans and the availability of land supply grew dramatically to 16,630 units. The number of new units proposed (9,891) was offset by the number of units draft approved (1,642).

DWS:bs

Douglas W. Stewart

Douglas W. Stewart, C.A.C.P.T.
Senior Planning Technician

Wendy Wright

Wendy Wright, M.A., M.C.I.P.
Director of Development

Sally A. Thorsen

Sally A. Thorsen, M.Sc., M.C.I.P.
Commissioner of Planning
and Development

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THE REGIONAL MUNICIPALITY OF WATERLOO

08.28.43 01MAR88

REGISTERED SUBDIVISION PLANS INVENTORY

31 December 1987

MUNICIPALITY - WATERLOO

TRAFFIC ZONE	REGISTERED PLAN-NUMBER	DATE REGISTERED	TOTAL UNITS REGISTERED	UNITS BUILT	RESIDENTIAL UNITS TO BE CONSTRUCTED ---DETACHED--- SINGLE	SEMI	TOWN-HOUSE	APART-MENT	MIXED RESID.	AREA HECTARES
014	N1164	00BAD64	117	115	2					
008	N1261	24OCT68	111	102				9		3.93
016	N1313	16DEC70	411	374			37			
008	N1342	04AUG72	167	157			10			5.71
008	N1374	16JUL74	108	107	1					10.16
016	N1387	21JAN75	117	41			76			6.50
004	N1405	07APR76								49.06
008	N1408	18MAY76	10	3			7			.39
021	N1409	21MAY76	11	10	1					.89
008	N1418	12NOV76	26	19	7					3.51
004	N1428	27JUN73	256	234			22			27.07
012	N1434	25AUG77								26.73
021	N1435	29AUG77	98	97	1					11.80
026	N1436	28OCT77	90	89	1					5.00
004	N1459	05MAR79	596	586	4	6				55.38
025	N1460	30MAR79	60	59	1					6.50
011	N1467	09JUL79	366	74				292		19.10
003	N1498	18AUG80								10.58
013	N1514	21JUL81	23	20	3					2.70
017	N1531	23JUN82								31.95
014	N1539	29JUN82	70	49	21					12.64
015	N1543	05DEC82	9	5	4					1.54
004	N1545	28APR83	23	22	1					2.20
022	N1554	08JUN84	101	87	14					14.34

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REGISTERED SUBDIVISION PLANS INVENTORY

31 December 1987

MUNICIPALITY - WATERLOO

TRAFFIC ZONE	REGISTERED PLAN-NUMBER	DATE REGISTERED	TOTAL UNITS REGISTERED	UNITS BUILT	RESIDENTIAL UNITS TO BE CONSTRUCTED ---DETACHED--- SINGLE	SEMI	TOWN-HOUSE	APART-MENT	MIXED RESID.	AREA HECTARES
022	N1555	08JUN84	117	83	34					17.52
004	N1557	26JUL84	25	19	2	4				.22
025	N1561	06SEP84	62	50	12					2.46
015	N1565	07DEC84	31	24	7					3.74
013	N1566	10DEC84	173	136	1		36			11.16
025	N1566	18MAR85	76	67	9					7.54
002	N1569	27MAR85								43.00
014	N1570	25APR85	232	48	40		144			12.99
004	N1573	25JUN85	38	37	1					2.77
004	N1574	18JUL85	30			30				1.55
001	N1575	22JUL85	12	11	1					3.13
024	N1579	06SEP85	49	32	17					5.39
025	N1583	11OCT85	106	69	37					8.55
004	N1587	20NOV85	236	150	20	16	50			20.61
016	N1590	10DEC85	100	99			1			4.30
025	N1591	10FEB86	98	61	37					6.84
015	N1593	24APR86	122	101	21					8.02
004	N1596	22JUL86	75	31	44					10.11
022	N1597	23JUL86	175	108	67					24.71
022	N1598	23JUL86	261				261			5.63
025	N1602	18AUG86	133	98	33	2				10.44
024	N1603	19AUG86	28	26	2					3.07
025	N1606	09SEP86	13	8	5					1.57
015	N1611	29SEP86	47	26	21					4.64

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THE REGIONAL MUNICIPALITY OF WATERLOO

08.28.43 01MAR88

REGISTERED SUBDIVISION PLANS INVENTORY

31 December 1987

MUNICIPALITY - WATERLOO

TRAFFIC ZONE	REGISTERED PLAN-NUMBER	DATE REGISTERED	TOTAL UNITS REGISTERED	UNITS BUILT	RESIDENTIAL UNITS TO BE CONSTRUCTED ---DETACHED--- SINGLE	SEMI	TOWN-HOUSE	APART-MENT	MIXED RESID.	AREA HECTARES
014	N1614	23OCT86	30	22	8					3.38
004	N1615	24OCT86	109	32			25	52		2.78
015	N1616	05NOV86	12	11	1					2.56
014	N1619	28NOV86	3	1	2					2.71
015	N1620	01DEC86	70	58	12					8.00
004	N1621	01DEC86	149				149			3.46
022	N1624	16DEC86	268	1	84		183			19.12
015	N1626	26JAN87	67	47		20				5.80
016	N1629	19FEB87	39	4	35					1.44
004	N1630	23FEB87	64	6	58					10.89
004	N1631	23FEB87	64		64					6.83
004	N1632	23FEB87	49		49					5.39
022	N1637	25FEB87	187	8	179					25.60
022	N1638	25FEB87								1.41
022	N1639	25FEB87	271		122		149			20.42
014	N1643	26FEB87	36	9	27					13.70
014	N1644	26FEB87	74	1	73					13.70
025	N1646	26FEB87	51	10	41					4.23
013	N1651	02MAR87	316				77	239		5.34
004	N1652	02MAR87	54	20	34					7.79
007	N1653	02MAR87	22	2	20					2.79
025	N1654	02MAR87	6		6					2.33
026	N1655	03MAR87	15	8	7					1.09
005	N1656	03MAR87	9		9					6.66

MUNICIPALITY - WATERLOO

TRAFFIC ZONE	REGISTERED PLAN-NUMBER	DATE REGISTERED	TOTAL UNITS REGISTERED	UNITS BUILT	RESIDENTIAL UNITS TO BE CONSTRUCTED ---DETACHED--- SINGLE	SEMI	TOWN-HOUSE	APART-MENT	MIXED RESID.	AREA HECTARES
001	N1658	19JUN87	11	3	8					1.16
025	N1659	29JUN87	76	38	38					5.29
025	N1662	01SEP87	46		30	16				4.26
	MUNICIPALITY	TOTALS	7,107	3,815	1,379	94	1,227	592		1,092.16

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THE REGIONAL MUNICIPALITY OF WATERLOO

08.28.43 01MAR88

DRAFT APPROVED SUBDIVISION PLANS INVENTORY

31 December 1987

MUNICIPALITY - WATERLOO

TRAFFIC ZONE	T-NUMBER	DATE DRAFT APPROVED	TOTAL UNITS	RESIDENTIAL UNITS: DETACHED SINGLE	DETACHED SEMI	TOWN-HOUSE	APART-MENT	MIXED RESID.	AREA HECTARES
024	82003	16JAN84	44	9		35			5.02
024	82007	27JUN86	45	23		22			3.25
002	83002	26SEP84							42.71
002	85009	05DEC85							34.45
014	85025	24JUN87	308	131	36	91			26.56
025	86003	28NOV86	54	54					5.30
004	86013	18DEC87	226	123		105			12.65
029	86018	13AUG86	48			48			1.62
015	87014	13DEC87	22	22					8.56
025	87018	01OCT87	23	7		16			.94
	MUNICIPALITY	TOTALS	772	419	36	317			141.06

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THE REGIONAL MUNICIPALITY OF WATERLOO
PENDING SUBDIVISION PLANS INVENTORY
31 December 1987

08.28.43 01MAR88

MUNICIPALITY = WATERLOO

TRAFFIC ZONE	T-NUMBER	DATE RECEIVED	TOTAL UNITS	RESIDENTIAL UNITS: DETACHED SINGLE	DETACHED SEMI	TOWN-HOUSE	APART-MENT	MIXED RESID.	AREA HECTARES
005	80019	22SEP00	28	28					21.76
002	84011	01OCT84							22.05
005	86024	29JUL86	107	107					67.58
005	86029	22SEP86	17	17					6.80
015	86030	26SEP86	65	65					9.25
025	87003	01DEC86	244	205		39			22.49
025	87004	13JAN87	402	267		34	101		29.13
015	87006	30JAN87	146	146					22.79
015	87007	30JAN87	25	25					2.64
023	87026	27APR87	47	8		39			5.49
006	87028	08MAY87	146			146			8.80
006	87029	08MAY87	352	194		158			26.01
006	87030	08MAY87	138	99		39			22.39
006	87031	08MAY87	240	240					30.19
006	87032	08MAY87	201	201					17.31
015	87040	30JUN87	125	46	34	45			10.56
015	87041	30JUN87	146	146					12.04
025	87042	29JUN87	318	252	42	24			21.88
024	87045	08JUL87	31	31					3.99
024	87049	14SEP87	254	80	30	144			16.18
024	87056	29OCT87	87	31		56			5.35
023	87059	12NOV87							13.22
	MUNICIPALITY	TOTALS	3,119	2,188	106	724	101		402.90

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THE REGIONAL MUNICIPALITY OF WATERLOO

08.28.43 01MAR88

REGISTERED SUBDIVISION PLANS INVENTORY

31 December 1987

MUNICIPALITY - KITCHENER

TRAFFIC ZONE	REGISTERED PLAN-NUMBER	DATE REGISTERED	TOTAL UNITS REGISTERED	UNITS BUILT	RESIDENTIAL UNITS TO BE CONSTRUCTED ---DETACHED--- SINGLE	SEMI	TOWN-HOUSE	APART-MENT	MIXED RESID.	AREA HECTARES
067	N1234	02NOV67	853	262				591		28.14
127	N1240	25JAN68	1,205	487			35	683		36.47
127	N1242	07MAR68	469	468	1					24.61
135	N1260	23OCT68	129	85		44				4.61
064	N1268	23JAN69	1,055	618			33	404		8.31
060	N1273	06MAY69	492	198				294		14.15
115	N1278	26JUN69	1,272	425				847		8.55
143	N1284	03SEP69	14	10	4					3.40
113	N1307	18AUG70	716	354				362		13.31
088	N1308	09SEP70	391				8	383		10.95
146	N1318	18JAN71	617	347				270		46.96
088	N1319	19JAN71	201	124			77			9.90
094	N1324	21MAY71	401	140				261		12.41
130	N1329	05AUG71	501	339				162		15.92
125	N1335	23DEC71	808	800				8		31.35
130	N1349	22DEC72	553	158				395		19.08
127	N1358	01AUG73	352	351	1					17.75
145	N1367	07DEC73	284	246			38			13.27
127	N1368	22JAN74	310	245			65			20.44
146	N1372	05JUL74	651	95				556		3.82
145	N1373	08JUL74	1,080	57			99	924		8.72
130	N1375	28AUG74	628	332				296		3.63
119	N1383	04NOV74								.36
091	N1384	05DEC74	393	253			36	104		27.85

THE REGIONAL MUNICIPALITY OF WATERLOO

REGISTERED SUBDIVISION PLANS INVENTORY

31 December 1987

MUNICIPALITY - KITCHENER

TRAFFIC ZONE	REGISTERED PLAN-NUMBER	DATE REGISTERED	TOTAL UNITS REGISTERED	UNITS BUILT	RESIDENTIAL UNITS TO BE CONSTRUCTED ---DETACHED--- SINGLE	SEMI	TOWN-HOUSE	APART-MENT	MIXED RESID.	AREA HECTARES
127	N1390	08MAY75	7	5	2					.49
143	N1392	04JUN75	122	16	2			104		8.04
060	N1398	11SEP75	21	19	2					2.05
073	N1403	30JAN76	228	227	1					32.89
144	N1404	11MAR76	553	548	5					48.99
138	N1411	27MAY76	35	32	3					6.69
073	N1413	23JUN76	277	272	3	2				27.93
129	N1416	13OCT76	590	522	1			67		51.42
129	N1417	15OCT76	129	74				55		6.89
091	N1419	10DEC76	442	216			226			32.14
101	N1423	14APR77	19	18	1					1.85
129	N1441	22DEC77	579	388	1		59	131		51.05
088	N1445	29MAY78	161					161		2.40
136	N1447	11JUL78	446	288	42		116			54.60
091	N1448	18JUL78	539	316	223					41.70
091	N1452	25SEP78	268	265	3					32.70
144	N1455	07NOV78	258	257	1					54.99
143	N1461	18AUG75								26.60
091	N1463	15JUN79	154	149	5					14.10
091	N1464	22JUN79	87	86	1					4.80
127	N1466	04JUL79	250	116			82	52		17.50
146	N1472	26SEP79	71	61	10					5.40
063	N1481	29NOV79	133	132	1					29.23
144	N1486	30JAN80	15	14	1					2.18

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TRAFFIC ZONE	REGISTERED PLAN-NUMBER	DATE REGISTERED	TOTAL UNITS REGISTERED	UNITS BUILT	RESIDENTIAL UNITS TO BE CONSTRUCTED ---DETACHED--- SINGLE	SEMI	TOWN-HOUSE	APART-MENT	MIXED RESID.	AREA HECTARES
146	N1487	18FEB80	72	68	4					7.61
146	N1488	25FEB80	8	7	1					.50
047	N1503	29SEP80	16	13	3					1.83
138	N1508	05FEB81	75	70	5					9.35
065	N1517	15SEP81	291	207				84		4.69
075	N1526	03MAR82	48	8	40					4.76
130	N1530	21JUN82	17	15	2					1.36
063	N1532	23JUN82	190	131	59					8.96
060	N1536	25JUN82	3	2	1					1.10
091	N1542	30JUN82	249	183	64	2				25.05
091	N1551	09APR84	89	82	7					10.81
135	N1558	16AUG84	48	42	6					2.86
145	N1571	06JUN85	4	1	3					3.96
114	N1576	08AUG85	73	69	4					18.53
091	N1580	04OCT85	72	70	2					5.59
091	N1581	09OCT85	11	8	3					.84
114	N1589	04DEC85	73	64	9					8.53
091	N1592	22APR86	82	50	32					7.98
073	N1594	05JUN86	44	39	5					5.16
091	N1601	01AUG86	60	36	24					7.67
127	N1605	26AUG86	73	61	12					4.78
114	N1607	10SEP86	181	80	101					20.46
114	N1608	10SEP86	112	94	18					14.32
130	N1609	15SEP86	44	33	11					3.04

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TRAFFIC ZONE	REGISTERED PLAN-NUMBER	DATE REGISTERED	TOTAL UNITS REGISTERED	UNITS BUILT	RESIDENTIAL UNITS TO BE CONSTRUCTED ---DETACHED--- SINGLE	SEMI	TOWN-HOUSE	APART-MENT	MIXED RESID.	AREA HECTARES
146	N1612	03OCT86	22	8	14					2.90
127	N1613	16OCT86	41	26	15					1.70
073	N1617	19DEC86	37	21	16					7.31
088	N1623	15DEC86	72	63	9					5.20
061	N1625	19DEC86	84	53	31					7.31
073	N1627	18FEB87	27	12	15					1.31
114	N1628	18FEB87	127	86	41					13.92
127	N1633	24FEB87	27	18	5	4				.85
114	N1636	25FEB87	21		21					3.03
143	N1640	26FEB87	141	50	91					19.15
143	N1641	26FEB87	104	47	57					15.30
114	N1647	26FEB87	288	4	116		41	127		45.61
129	N1648	27FEB87	135	63	72					13.70
073	N1649	02MAR87	23	12	11					2.14
143	N1650	02MAR87	12		12					16.99
114	N1661	27AUG87	85	40	19	26				4.75
127	N1663	01SEP87	17	2	15					1.28
135	N1664	01SEP87	37		37					2.20
135	N1665	01SEP87	41	6	31	4				2.50
146	N1666	01SEP87								10.09
	MUNICIPALITY	TOTALS	22,035	12,359	1,358	82	915	7,321		1,600.87

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TRAFFIC ZONE	T-NUMBER	DATE DRAFT APPROVED	TOTAL UNITS	RESIDENTIAL UNITS: DETACHED SINGLE	DETACHED SEMI	TOWN-HOUSE	APART-MENT	MIXED RESID.	AREA HECTARES
128	77030	10OCT79	391	151	78	138		24	21.69
128	77048	15APR80	253	190				63	19.31
146	77066	01NOV78	10	10					.80
089	78023	11FEB80	655	378	108	44		125	54.24
088	79001	04MAR80	358				284	74	7.04
114	79003	21MAY82	33	33					3.01
073	79006	21JUN82	308	154	40	114			27.51
048	80009	11MAR81	56	56					3.91
114	80022	05JUL82	22	22					3.02
073	81023	28JUN82							18.43
050	81025	13SEP82							20.00
142	83006	08DEC86							18.94
091	86010	28MAY87	23	23					2.95
136	86025	23DEC87	158	94			64		11.84
064	87021	16DEC87	52	52					2.87
	MUNICIPALITY	TOTALS	2,319	1,163	226	296	348	286	215.56

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TRAFFIC ZONE	T-NUMBER	DATE RECEIVED	TOTAL UNITS	RESIDENTIAL UNITS					AREA HECTARES
				DETACHED SINGLE	DETACHED SEMI	TOWN-HOUSE	APART-MENT	MIXED RESID.	
091	77039	28JUL77	34	34					3.20
145	77043	28JUL77	8	8					.61
128	77052	29JUL77	1,410	811	254	345			11.63
142	79004	07FEB79	64	64					6.38
089	79026	22DEC80	964	378	78	128	380		51.85
128	81008	13FEB81	472	382			90		42.99
143	81027	23SEP81	126	126					30.63
139	81028	07OCT81							82.54
135	82009	17JUN82	11	11					1.21
142	82010	23JUL82							61.63
142	83007	09AUG83							13.67
142	84004	02MAR84							9.85
063	86008	25FEB86	300	300					55.10
050	86015	10APR86							26.05
063	86016	23APR86	238	182	56				22.71
114	86028	05SEP86	195	120		75			12.05
130	86035	04DEC86	368	368					23.42
130	86036	04DEC86	289	215		74			29.87
129	87009	09FEB87	211	88	68	55			12.26
146	87017	03APR87	22	22					1.95
073	87025	11MAY87	104	78	26				8.31
143	87033	25MAY87	496	496					54.40
143	87036	11JUN87	20	20					9.30
143	87053	20OCT87	57	57					53.74

MUNICIPALITY - KITCHENER

TRAFFIC ZONE	T-NUMBER	DATE RECEIVED	TOTAL UNITS	RESIDENTIAL UNITS DETACHED SINGLE	DETACHED SEMI	TOWN-HOUSE	APART-MENT	MIXED RESID.	AREA HECTARES
147	87055	29OCT87							10.72
143	87060	03NOV87	16	16					4.64
147	87061	02NOV87							9.69
139	87063	26NOV87	51	51					42.37
	MUNICIPALITY	TOTALS	5,456	3,827	482	677	470		692.77

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MUNICIPALITY - CAMBRIDGE

TRAFFIC ZONE	REGISTERED PLAN-NUMBER	DATE REGISTERED	TOTAL UNITS REGISTERED	UNITS BUILT	RESIDENTIAL UNITS TO BE CONSTRUCTED ---DETACHED--- SINGLE	SEMI	TOWN-HOUSE	APART-MENT	MIXED RESID.	AREA HECTARES
206	S1239	24JAN63	111	103	8					9.69
164	S1327	25JUL72	790	509	8	82	191			38.18
207	S1344	15JUL74	53	52	1					6.27
206	S1352	20NOV74	44	33	11					
207	S1354	17MAR75	169	163	6					
209	S1356	23MAY75	199	49			150			
158	S1357	30MAY75	144	113	1		30			9.23
211	S1361	20OCT75	264	216	18	30				13.17
209	S1366	03MAY76	42	38	4					
211	S1368	03AUG76	298	268		4	26			
155	S1369	24AUG76	80	77	3					8.29
184	S1371	13OCT76	385	367	8	10				26.07
207	S1381	04MAY77	501	273				228		11.00
174	S1388	11JUL77	39	29	10					3.58
184	S1389	21JUL77	250	83			167			12.55
189	S1390	04AUG77	48	47	1					3.88
155	S1391	06OCT77	7	6	1					.75
209	S1392	12NOV77	53	50	3					3.73
158	S1393	01NOV77	12	10	2					2.60
209	S1397	24JAN78								9.06
177	S1399	08MAY78	65	55		10				3.60
155	S1400	23JUN78	303	255		48				31.00
189	S1406	10NOV78	22	20	2					1.86
174	S1410	23MAY79	20	17	3					1.62

MUNICIPALITY - CAMBRIDGE

TRAFFIC ZONE	REGISTERED PLAN-NUMBER	DATE REGISTERED	TOTAL UNITS REGISTERED	UNITS BUILT	RESIDENTIAL UNITS TO BE CONSTRUCTED ---DETACHED--- SINGLE	SEMI	TOWN-HOUSE	APART-MENT	MIXED RESID.	AREA HECTARES
107	S1411	25MAY79	34	26		8				1.70
153	S1412	18JUN79	99	78			21			12.46
209	S1413	25SEP79	42	35	7					3.80
193	S1414	14NOV79	160	113	17	30				16.78
183	S1415	14NOV79	32	8	24					2.70
189	S1419	16JUN81	9	8	1					.79
214	S1420	24JUN81	38	37	1					2.59
206	S1421	02OCT81	17	13	4					2.35
153	S1422	07OCT81	4	2	2					.21
190	S1423	26MAR82	4		4					.97
164	S1425	20SEP83	197	115	12			50	20	9.98
184	S1426	08JUN84	32	26	2	4				1.47
175	S1427	21NOV84								27.80
184	S1429	26MAR85	23	17		6				1.33
207	S1430	17JUN85	12	10	2					
207	S1431	17JUN85	121	50			71			
215	S1433	25JUN85	53	41		12				
215	S1434	03JUL85	97	6	2			89		2.58
183	S1436	22OCT85	36	33	3					2.90
171	S1437	13DEC85	12	11	1					1.62
207	S1439	12JUN86	44	30	14					8.50
163	S1441	18JUN86	14	6	8					5.72
215	S1443	30OCT86	77	71	6					5.05
160	S1446	27FEB87	33	7	26					17.50

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155	S1448	02MAR87	164	61	103					18.01
183	S1450	02MAR87	374		169			205		21.51
183	S1451	03MAR87	42	3	39					25.58
189	S1454	17JUL87	10	1	9					3.78
155	S1455	31JUL87	27	8	19					7.53
183	S1457	27AUG87	77		71	6				7.62
153	S1458	31AUG87	61	10	51					5.23
184	S1459	01SEP87	71	53	8	10				5.60
184	S1460	01SEP87	72	30	42					6.01
	MUNICIPALITY	TOTALS	5,987	3,742	737	260	656	572	20	588.81

MUNICIPALITY - CAMBRIDGE

TRAFFIC ZONE	T-NUMBER	DATE DRAFT APPROVED	TOTAL UNITS	RESIDENTIAL UNITS: DETACHED SINGLE	DETACHED SEMI	TOWN-HOUSE	APART-MENT	MIXED RESID.	AREA HECTARES
153	75509	20OCT78	169	35	52	82			7.72
209	76031	20JUN77	86	86					10.01
153	76034	12JUL78	135	135					8.10
153	76042	11SEP78	53	29	24				3.40
153	77016	11SEP78	18	18					1.01
153	77017	11SEP78	174	116	58				2.68
184	78004	05JUN80	79	19	60				5.24
207	78014	30APR80	86	86					18.12
215	78035	13MAY82	89	19			70		5.04
165	79023	05JUN80	9	9					.81
214	80002	16JUL80	26	10	16				2.23
214	80005	16JUL80	16	14	2				1.10
174	81021	22NOV82	11	11					7.63
189	B81024	16SEP83	141	105				36	24.41
164	82012	20JUN83	224				224		5.24
160	85008	07AUG86	104	104					93.82
155	86017	17JUN87	322	272	50				33.74
163	86019	27MAY86	16	16					7.63
215	86032	22JUL87	261	221	40				33.54
169	87012	15OCT87	23	7		16			.94
	MUNICIPALITY	TOTALS	2,042	1,312	302	98	294	36	272.41

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176	76039	15NOV76	50	50					3.21
207	78014	13JUN73	360	40		14	297		91.98
184	78028	07JAN80	857	17	86	146	608		23.06
176	79033	22NOV79	608	392	216				43.35
153	86011	19MAR86	113		44		69		5.97
163	86019	27MAY86	16	16					35.75
174	86023	25JUL86	35	35					2.81
210	86034	24NOV86	186	164	22				14.47
194	86038	17DEC86	162	48			114		6.27
154	87002	02JAN87	422	342	80				35.75
183	87008	02FEB87	377	377					88.73
154	87013	17MAR87	638	638					65.81
183	87015	24MAR87	581	383	84	114			44.16
155	87022	27APR87	306	106	140	60			23.88
206	87023	24APR87	126	126					13.73
183	87044	07JUL87	23	23					3.70
209	87046	06JUL87	59	59					3.47
209	87048	21AUG87	66	54		12			7.86
210	87050	18SEP87	133	133					11.04
183	87051	30SEP87	1,245	216		281	748		119.54
183	87052	07OCT87	96	96					16.08
174	87054	30OCT87	37	37					3.27
174	87056	06NOV87	149	44		105			12.40
MUNICIPALITY	TOTALS		6,625	3,385	672	732	1,836		676.29

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MUNICIPALITY - NORTH DUMFRIES

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224	S1387	11MAY77	15	11	4					24.20
221	S1402	13OCT78	7	6	1					7.58
225	S1407	03FEB77								15.50
225	S1408	15MAR77								42.65
226	S1418	29JUL80	21	17	4					6.24
218	S1424	28JUN82	21	16	5					10.11
218	S1426	07MAR85	19	10	9					8.85
219	S1432	17JUL85	21	14	7					6.76
224	S1445	27FEB87	63	1	62					9.27
220	S1447	02MAR87	9	2	7					10.57
225	S1452	20MAY87								21.45
226	S1453	10JUL87	22	6	16					5.54
219	S1456	06AUG87	26	4	22					26.55
224	S1461	23SEP87	33	3	30					5.20
MUNICIPALITY		TOTALS	257	90	167					205.78

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222	76019	14JAN77	28	28					9.84
224	77012	12SEP77							7.53
226	77026	18DEC78	21	21					4.17
224	80011	15NOV80	53	53					7.08
221	86014	27JUL87	10	10					9.16
225	87019	27NOV87							18.14
225	87043	27NOV87							26.40
MUNICIPALITY		TOTALS	112	112					82.32

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MUNICIPALITY - NORTH DUMFRIES

TRAFFIC ZONE	T-NUMBER	DATE RECEIVED	TOTAL UNITS	RESIDENTIAL UNITS: DETACHED SINGLE	DETACHED SEMI	TOWN-HOUSE	APART-MENT	MIXED RESID.	AREA HECTARES
224	87010	27FEB87	6	6					2.12
224	87037	19JUN87	79	79					10.59
226	87062	26NOV87	17	17					4.64
MUNICIPALITY TOTALS			102	102					17.35

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MUNICIPALITY - WILMOT

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229	N1450	06JUL77								4.30
227	N1462	13JUN79	16	15	1					2.43
230	N1512	17JUL81								11.24
227	N1518	19OCT81	5	4	1					1.12
227	N1526	07MAY82	3	2	1					.81
229	N1540	30JUN82	35	19	16					3.75
227	N1578	28AUG85	18	16	2					9.31
231	N1585	30OCT85	16	14	2					3.66
231	N1604	21AUG86	29	22	7					5.70
227	N1635	24FEB87	20	7	13					10.18
227	N1642	26FEB87	29	3	26					4.57
230	N1645	26FEB87	22	13	9					2.20
229	N1608	02NOV87	300	22	278					35.83
	MUNICIPALITY	TOTALS	493	137	356					112.83

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TRAFFIC ZONE	T-NUMBER	DATE DRAFT APPROVED	TOTAL UNITS	RESIDENTIAL UNITS: DETACHED SINGLE	DETACHED SEMI	TOWN-HOUSE	APART-MENT	MIXED RESID.	AREA HECTARES
232	76030	18APR77	150	150					41.68
230	77033	09MAY78	15	15					2.24
227	82Q13	17MAY83							3.52
227	83003	29DEC83	54	54					10.32
229	86026	16APR87	14	14					8.06
MUNICIPALITY		TOTALS	233	233					65.82

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MUNICIPALITY - WILMOT

TRAFFIC ZONE	T-NUMBER	DATE RECEIVED	TOTAL UNITS	RESIDENTIAL UNITS: DETACHED SINGLE	DETACHED SEMI	TOWN-HOUSE	APART-MENT	MIXED RESID.	AREA HECTARES
229	80025	02DEC80	102	102					6.74
230	86021	24JUN86	32	32					5.50
229	86027	30JUL86	17	17					8.06
229	87001	30DEC86	156	156					21.35
229	87005	22JAN87	233	165	68				27.30
229	87020	28APR87	11	11					1.22
227	87038	26JUN87	35	15			20		4.90
227	87047	12AUG87	84	84					18.17
227	87057	14OCT87	44	32			12		10.37
	MUNICIPALITY	TOTALS	714	614	68		32		103.61

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08.28.43 01MAR88

REGISTERED SUBDIVISION PLANS INVENTORY

31 December 1987

MUNICIPALITY - WELLESLEY

TRAFFIC ZONE	REGISTERED PLAN-NUMBER	DATE REGISTERED	TOTAL UNITS REGISTERED	UNITS BUILT	RESIDENTIAL UNITS TO BE CONSTRUCTED ---DETACHED--- SINGLE	SEMI	TOWN-HOUSE	APART-MENT	MIXED RESID.	AREA HECTARES
233	N1393	23JUN75	72	29	43					9.25
250	N1439	17NOV77	46	43	3					12.15
233	N1454	02NOV78	72	3	69					18.94
233	N1507	25NOV80	5	1	4					1.57
250	N1509	24FEB81	15	11	4					2.65
250	N1541	30JUN82	10	2	8					1.91
233	N1560	05SEP84	14	12	2					1.74
250	N1562	11OCT84	3	2	1					.69
250	N1563	11OCT84	24	21	3					4.45
250	N1572	20JUN85	52	19	33					11.19
250	N1622	12DEC86	21	3	18					8.77
250	N1667	02SEP87								7.40
	MUNICIPALITY	TOTALS	334	146	188					83.63

X63RL50

THE REGIONAL MUNICIPALITY OF WATERLOO

08.28.43 01MAR88

DRAFT APPROVED SUBDIVISION PLANS INVENTORY

31 December 1987

MUNICIPALITY - WELLESLEY

TRAFFIC ZONE	T-NUMBER	DATE DRAFT APPROVED	TOTAL UNITS	RESIDENTIAL UNITS: DETACHED SINGLE	DETACHED SEMI	TOWN-HOUSE	APART-MENT	MIXED RESID.	AREA HECTARES
235	76027	11OCT77	26	26					5.55
235	87011	21DEC87	30	30					8.55
	MUNICIPALITY	TOTALS	56	56					14.10

X68RL50

THE REGIONAL MUNICIPALITY OF WATERLOO

08.28.43 01MAR88

PENDING SUBDIVISION PLANS INVENTORY

31 December 1987

MUNICIPALITY - WELLESLEY

TRAFFIC ZONE	T-NUMBER	DATE RECEIVED	TOTAL UNITS	RESIDENTIAL UNITS: DETACHED SINGLE	DETACHED SEMI	TOWN-HOUSE	APART-MENT	MIXED RESID.	AREA HECTARES
233	78025	09JAN78	42	42					8.90
250	86033	26SEP86	49	49					10.21
	MUNICIPALITY	TOTALS	91	91					19.11

X68RL50

THE REGIONAL MUNICIPALITY OF WATERLOO

08.28.43 01MAR88

REGISTERED SUBDIVISION PLANS INVENTORY

31 December 1987

MUNICIPALITY - WOOLWICH

TRAFFIC ZONE	REGISTERED PLAN-NUMBER	DATE REGISTERED	TOTAL UNITS REGISTERED	UNITS BUILT	RESIDENTIAL UNITS TO BE CONSTRUCTED ---DETACHED--- SINGLE	SEMI	TOWN-HOUSE	APART-MENT	MIXED RESID.	AREA HECTARES
240	N1396	19AUG75	64	63	1					9.00
238	N1437	10NOV77	15	14	1					2.99
244	N1443	27FEB78	8	4	4					3.54
241	N1484	12DEC79	6	4	2					1.53
240	N1491	05MAY80	5	4	1					1.40
246	N1493	13MAY80	35		35					10.14
240	N1506	20NOV80	16	12	4					2.98
243	N1511	25MAY81	6	5	1					2.50
238	N1529	10JUN82	54	38	16					11.39
240	N1535	25JUN82	120	65	55					9.16
240	N1538	25JUN82	6	4	2					1.57
239	N1546	07SEP83								11.31
239	N1550	26MAR84	14	12	2					2.20
243	N1634	24FEB87	8	1	7					
243	N1657	12MAR87	74	3	71					80.88
243	N1660	23JUL87	12	4	8					4.09
	MUNICIPALITY	TOTALS	443	233	210					184.05

X68RL50

THE REGIONAL MUNICIPALITY OF WATERLOO

08.28.43 01MAR88

DRAFT APPROVED SUBDIVISION PLANS INVENTORY

31 December 1987

MUNICIPALITY - WOOLWICH

TRAFFIC ZONE	T-NUMBER	DATE DRAFT APPROVED	TOTAL UNITS	RESIDENTIAL UNITS: DETACHED SINGLE	DETACHED SEMI	TOWN-HOUSE	APART-MENT	MIXED RESID.	AREA HECTARES
241	77062	05JUN78	7	7					6.64
244	78037	08MAY79	19	19					4.13
	MUNICIPALITY	TOTALS	26	26					10.77

X68RL50 THE REGIONAL MUNICIPALITY OF WATERLOO 08.28.43 01MAR88

PENDING SUBDIVISION PLANS INVENTORY

31 December 1987

MUNICIPALITY - WOOLWICH

TRAFFIC ZONE	T-NUMBER	DATE RECEIVED	TOTAL UNITS	RESIDENTIAL UNITS: DETACHED SINGLE	DETACHED SEMI	TOWN-HOUSE	APART-MENT	MIXED RESID.	AREA HECTARES
240	77044	29JUL77	136	90	46				14.60
239	77046	29JUL77							4.36
239	80008	01MAY80	19	18					4.10
239	81003	22JAN81	55	55					6.38
240	85027	19DEC85	99	99					12.93
239	87024	06MAY87							11.12
238	87027	21MAY87	66	66					14.25
240	87034	15JUN87	131	81	50				14.76
242	87035	16JUN87	18	18					4.17
248	87039	29JUN87							21.73
MUNICIPALITY		TOTALS	523	427	96				108.40